SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, October 27, 2008 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS: WILLIAM MAHAN, CHAIR

PAUL ZINK, VICE-CHAIR (Consent Alternate)

BERNIE BERNSTEIN

ERIN CARROLL (Consent Calendar Representative)
GLEN DEISLER (Consent Calendar Representative)

GARY MOSEL

DENISE WOOLERY (Consent Alternate)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor

TONY BOUGHMAN, Planning Technician GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at tboughman@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

POSTING: On Thursday, October 23, 2008 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

NEW ITEM

A. 2026 GILLESPIE ST R-1 Zone

Assessor's Parcel Number: 043-081-021 Application Number: MST2008-00484

Owner: Carol McHenry and Gregory Smith

Architect: Jolie Wah

(Proposal to demolish a 300 square foot carport and construct a 266 square foot attached single-car garage with a 137 square foot roof deck above the garage. The existing 931 square foot two-story single-family residence and 158 square foot accessory building are located on a 5,142 square foot lot. The total proposed 1,355 square feet is 55% of the maximum FAR.)

(Action may be taken if sufficient information is provided.)

REVIEW AFTER FINAL

B. 537 MEIGS RD E-1 Zone

Assessor's Parcel Number: 035-112-010 Application Number: MST2007-00102 Owner: CLDMJA Realty LLC

Architect: David Winitzky
Landscape Architect: Derrick Eichelberger

(Proposal to construct a 1,954 square foot one-story single family residence and an attached 585 square foot two-car garage on a one acre lot in the Hillside Design District. The proposal includes demolition of the existing 1,469 square foot single family residence and attached 497 square foot two-car garage.)

(Review After Final for changes to landscape plan including new landscaping, irrigation, and terraces.)

NEW ITEM

C. 242 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-320-025 Application Number: MST2008-00483 Owner: Louis Joseph Dene

Architect: Karl Kras
Applicant: Jen Tomasella

(Proposal for a new pool, decks, spa, and ground-mounted solar panels. There would be 60 cubic yards of cut grading to be exported. The existing single-family residence is located on a 34,289 square foot lot in the Hillside Design District.)

(Action may be taken if sufficient information is provided.)

NEW ITEM

D. 1250 BEL AIR DR E-1 Zone

Assessor's Parcel Number: 049-231-012 Application Number: MST2008-00490

Owner: Nyun-Han Family Revocable Trust

Architect: Gil Berry

(Proposal to replace the driveway, add walkways, and landscaping at the front of an existing 4,000 square foot single-family residence on a 19,800 square foot lot in the Hillside Design District.)

(Action may be taken if sufficient information is provided.)

FINAL REVIEW

E. 281 SCHULTE LN A-1 Zone

Assessor's Parcel Number: 055-230-002 Application Number: MST2008-00264 Owner: Mohammed Moharram

(Revised proposal for a 4,571 square foot two-story single-family residence including an attached 720 square foot three-car garage on a 1.83 acre vacant lot. Staff Hearing officer approvals of modifications are requested for encroachment of the structure into the front setback and to provide guest parking spaces in the front setback on Schulte Lane. The proposed total of 4,571 square feet is 84% of the maximum guideline FAR.)

NEW ITEM

F. 1021 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-113-053 Application Number: MST2008-00478

Owner: Michael Orlich and Tim Sulger

Designer: Ray Ames

(Proposal for two upper-level decks totaling 380 square feet at the rear of the existing 3,655 square foot two-story single-family residence. The project includes two new windows and a new door and demolition of the existing rear upper-level deck. The project is located on a 24,667 square foot lot in the Hillside Design District.)

(Action may be taken if sufficient information is provided.)